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223

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



FROM: Department of Facilities Management and Transportation
Department

SUBMITTAL DATE:
November 19, 2003


SUBJECT: RESOLUTION 2003-525, NOTICE OF INTENTION TO CONDEMN REAL
PROPERTY FOR ROADWAY AND DRAINAGE CONSTRUCTION
PURPOSES/NEWPORT ROAD PROJECT/ THIRD SUPERVISORIAL DISTRICT

RECOMMENDED MOTION: That the Board of Supervisors approve Resolution No. 2003-525,
Notice of Intention to Condemn Real Property for Roadway and Drainage Construction purposes
for the Newport Road Project, and to set a public hearing for Resolution No. 2003-526,
Authorizing Condemnation of Real Property for Roadway and Drainage Construction Purposes,
on December 23, 2003

BACKGROUND: The Newport Road Realignment Project requires roadway, utility, drainage and
temporary construction easements. Offers have been made to the property owners as required
by Government Code Section 7267.2. Settlements have not been reached with the property
owners, although negotiations are still in progress. Resolution No. 2003-526, Authorization to
Condemnation of Real Property for Roadway and Drainage Construction purposes will be
submitted for approval on December 30, 2003.

Departmental Concurrence


MICHAEL J. SYLVESTER, Director
Department of Facilities Management


for GEORGE A. JOHNSON, Director
Department of Transportation

Charles Scott Staley
Engineering Division Manager

MJS:CNS:sh
8.767

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 295,100	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	N/A
SOURCE OF FUNDS: CFD 03-1, SB300, Menifee Road & Bridge Benefit District			Positions To Be Deleted Per A-30	<input type="checkbox"/>
			Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION: APPROVE

County Executive Office Signature



Dep't
Recomm.: Consent Policy
Per Exec.
Ofc.: Consent Policy

Prev. Agn. Ref.:

District: 3

Agenda Number:

3.19

2 RESOLUTION NO. 2003-525

3 NOTICE OF INTENTION TO CONDEMN REAL PROPERTY
4 FOR ROADWAY AND DRAINAGE CONSTRUCTION PURPOSES

5 BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED by the Board of
6 Supervisors of Riverside County, State of California, in regular session assembled on
7 December 2, 2003 and NOTICE IS HEREBY GIVEN as follows:

8 1. That this Board intends to adopt a resolution of necessity
9 authorizing the condemnation of certain parcels of real property for roadway and
10 drainage construction purposes described as portions of Parcels 0785-004A, 0785-
11 004B, 0785-004C, 0785-004D, 0785-004E and 0785-004F also known as Assessor's
12 Parcel Numbers 461-160-014 (portion), shown as legal descriptions and plat maps on
13 file in the Office of the Clerk of the Board, and located between Menifee and Winchester
14 Roads in the Winchester Valley of the County of Riverside, and to hold a public hearing
15 on December 23, 2003, at 9:30 a.m. in the meeting room of the Board of Supervisors
16 located on the 1st Floor, County Administrative Center, 4080 Lemon Street, Riverside,
17 California, at which time each person whose real property is sought to be condemned
18 and whose name and address appears on the last equalized County Assessment Roll
19 and who has filed a timely written request to appear and be heard, will be given an
20 opportunity to be heard on the following matters:
21

22 a. Whether the public interest and necessity require the
23 construction of the public improvement.

24 b. Whether the public improvement is planned and located in
25 the manner that will be most compatible with the greatest public good and the least
26 private injury.
27
28


1 c. Whether the real property sought to be acquired is
2 necessary for the construction of the public improvement.

3 2. That the failure of any person, whose real property is sought to be
4 condemned, to file a written request to appear and be heard with the Clerk of the Board
5 within 15 days after a copy of the resolution is mailed to, or personally served upon
6 such person, will result in his or her waiver of the right to appear and be heard.
7

8 BE IT FURTHER RESOLVED that the Clerk of the Board shall cause a
9 copy of this resolution and a copy of the legals and plats to be mailed to or personally
10 served upon each person whose real property is sought to be condemned and whose
11 name and address appears on the last equalized County Assessment Roll.
12

13 FORM APPROVED
COUNTY COUNSEL

14 NOV 18 2003

15 BY 
16 ASSISTANT COUNTY COUNSEL

17
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21
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23
24
25
26
27
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CNS:sh
11/18/03
178TR
8.763

EXHIBIT "A"
NEWPORT ROAD
PARCEL 0785-004A

BEING A PORTION OF THE WESTERLY 660 FEET OF GOVERNMENT LOT 2 IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 31;

THENCE N 00°35'52" E, ALONG THE WEST LINE OF SAID SECTION 31, A DISTANCE OF 844.96 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING N 00°35'57" E ALONG SAID WEST LINE OF SECTION 31, A DISTANCE OF 155.87 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 2076.00 FEET AND AN INITIAL RADIAL BEARING OF N 11°42'19" W;

THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°19'09", AN ARC DISTANCE OF 663.76 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID WESTERLY 660 FEET OF GOVERNMENT LOT 2, A RADIAL LINE TO SAID POINT BEARS N 06°36'50"E;

THENCE S 00°35'52" W, ALONG SAID EAST LINE, A DISTANCE OF 152.91 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1924.00 FEET AND AN INITIAL RADIAL BEARING OF N 07°05'28"E;

THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°47'08", AN ARC DISTANCE OF 664.40 FEET TO THE **TRUE POINT OF BEGINNING**;

CONTAINING: 100,938 SQUARE FEET OR 2.317 ACRES, MORE OR LESS.

THE BEARING AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE GRID AND ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. TO OBTAIN GROUND DISTANCES, MULTIPLY DISTANCES SHOWN BY 1.000009270.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: _____

K. Teich

DATE: _____

8-12-03



EXHIBIT "B"

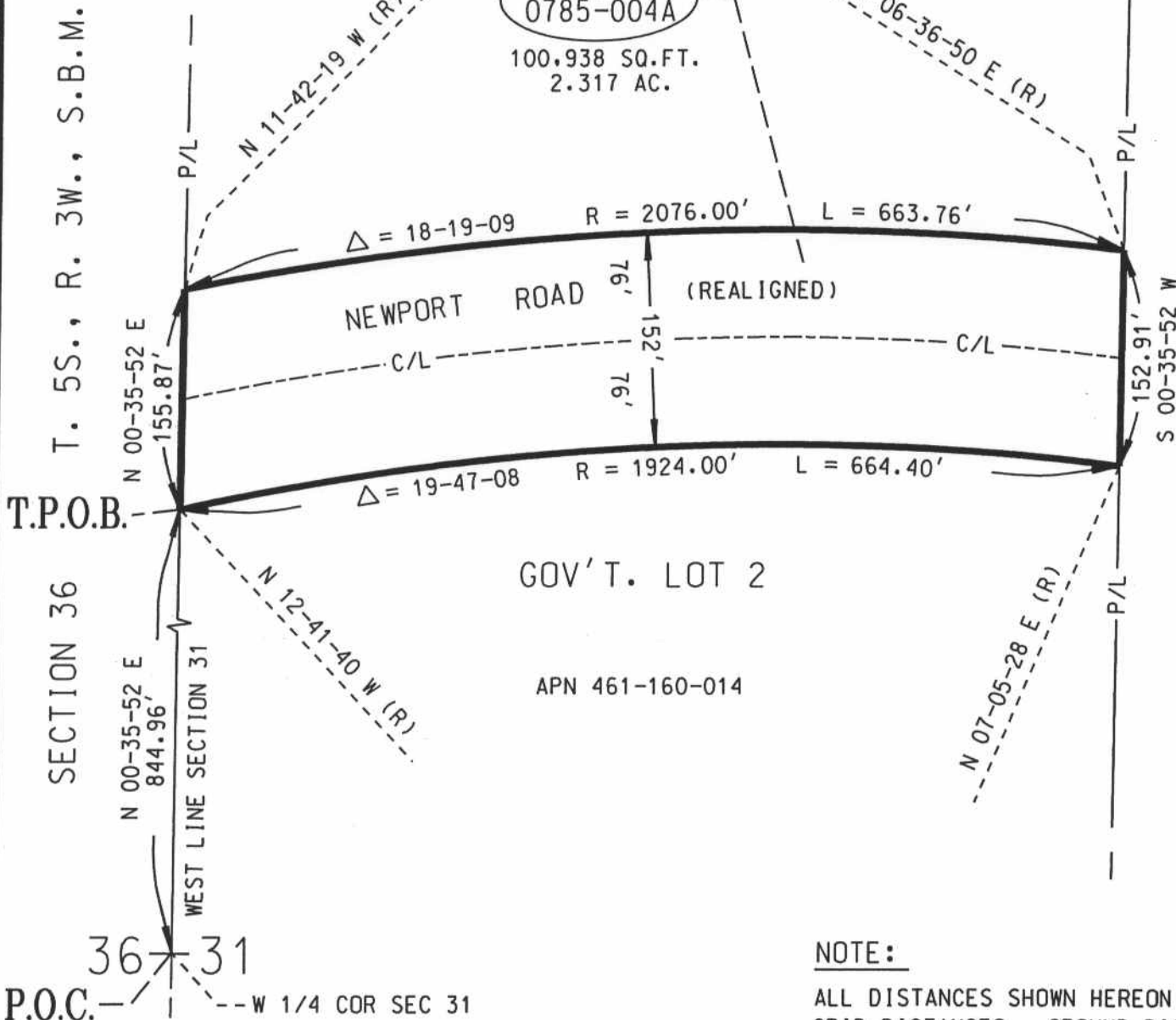
NW 1/4 SECTION 31
T. 5S., R. 2W., S.B.M.

E. LINE OF W. 660'
OF GOV'T LOT 2

APN 461-160-014

N.T.S.

PARCEL
0785-004A
100,938 SQ.FT.
2.317 AC.



NOTE:

ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING GRID DISTANCES BY A COMBINATION FACTOR OF 1.00009270.



COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.	PAR. NO.: 0785-004A
PROJECT: NEWPORT ROAD	PREPARED BY: DDD/DHD
THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.	SCALE: N.T.S.
APPROVED BY: <i>[Signature]</i> DATE: 8/2003	DATE: JULY, 2003
	W.O. NO.: A8-0785
	SHEET 1 OF 1 SHEET

EXHIBIT "A"
NEWPORT ROAD
PARCEL 0785-004B

AN EASEMENT FOR SLOPE PURPOSES LYING WITHIN THE WESTERLY 660 FEET OF GOVERNMENT LOT 2 IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 31;

THENCE N 00°35'52" E, ALONG THE WEST LINE OF SAID SECTION 31, A DISTANCE OF 710.05 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING N 00°35'52" E ALONG SAID WEST LINE OF SECTION 31, A DISTANCE OF 134.91' FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1924.00 FEET AND AN INITIAL BEARING OF N 12°41'40" W;

THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°47'08", AN ARC DISTANCE OF 664.40 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID WESTERLY 660 FEET OF GOVERNMENT LOT 2, A RADIAL LINE TO SAID POINT BEARS N 07°05'28"E;

THENCE S 00°35'52" W ALONG SAID EAST LINE, A DISTANCE OF 23.94 FEET;

THENCE N 78°43'25" W, A DISTANCE OF 179.18 FEET;

THENCE S 58°12'52" W, A DISTANCE OF 98.13 FEET;

THENCE S 80°09'10"W, A DISTANCE OF 138.08 FEET;

THENCE S 68°51'06"W, A DISTANCE OF 285.52 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 42,121 SQUARE FEET OR 0.967 ACRES, MORE OR LESS.

THE BEARING AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE GRID AND ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. TO OBTAIN GROUND DISTANCES, MULTIPLY DISTANCES SHOWN BY 1.000009270.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: *Kenneth D. Teich*

DATE: 8-12-03



EXHIBIT "B"

SECTION 31
T. 5S., R. 2W., S.B.M.
GOV'T. LOT 2

APN 461-160-014

E. LINE OF W. 660'
OF GOV'T LOT 2

N.T.S.

PARCEL
0785-004B
42,121 SQ.FT.
0.967 AC.

SECTION 36 T. 5S., R. 3W., S.B.M.

WEST LINE SECTION 31

N 00-35-52 E - 134.91'

N 12-41-40 W (R)

NEWPORT ROAD

$\Delta = 19-47-08$

R = 1924.00'

(REALIGNED)

76'

152'

76'

L = 664.40'

N 07-05-28 E (R)

S 00-35-52 W - 23.94'

285.52'
S 68-51-06 W

APN 461-160-014

T.P.O.B.

N 00-35-52 E - 710.05'

--W 1/4 COR SEC 31

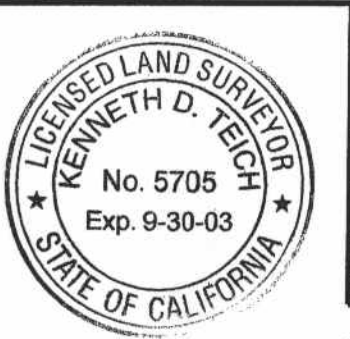
36 31

P.O.C.

NOTE:

ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING GRID DISTANCES BY A COMBINATION FACTOR OF 1.00009270.

- ① N 78-43-25 W - 179.18'
- ② S 58-12-52 W - 98.13'
- ③ S 80-09-10 W - 138.08'



COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.
PROJECT: NEWPORT ROAD
THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.

PAR. NO.: 0785-004B
PREPARED BY: DDD/DHD
SCALE: N.T.S.
DATE: JULY, 2003
W.D. NO.: A8-0785

APPROVED BY: *[Signature]* DATE: 8-12-03

SHEET 1 OF 1 SHEET

EXHIBIT "A"
NEWPORT ROAD
PARCEL 0785-004C

AN EASEMENT FOR SLOPE PURPOSES LYING WITHIN THE WESTERLY 660 FEET OF GOVERNMENT LOT 2 IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 31;

THENCE N 00°35'52" E, ALONG THE WEST LINE OF SAID SECTION 31, A DISTANCE OF 1000.83 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING N 00°35'52" E ALONG SAID WEST LINE OF SECTION 31, A DISTANCE OF 51.54 FEET;

THENCE N 80°12'45" E, A DISTANCE OF 202.88 FEET;

THENCE N 87°41'26" E, A DISTANCE OF 147.73 FEET;

THENCE S 62°45'10" E, A DISTANCE OF 99.39 FEET;

THENCE N 72°11'31" E, A DISTANCE OF 146.01 FEET;

THENCE N 89°59'50" E, A DISTANCE OF 85.76 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID WESTERLY 660 FEET OF GOVERNMENT LOT 2;

THENCE S 00°35'52" W ALONG SAID EAST LINE, A DISTANCE OF 61.77 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 2076.00 FEET AND AN INITIAL BEARING OF N 06°36'50" E;

THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°19'09", AN ARC DISTANCE 663.76 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 28,961 SQUARE FEET OR 0.665 ACRES, MORE OR LESS.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE GRID AND ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. TO OBTAIN GROUND DISTANCES, MULTIPLY DISTANCES SHOWN BY 1.000009270.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: _____

DATE: _____

K. Teich
8-12-03



EXHIBIT "B"

NW 1/4 SECTION 31

T. 5S., R. 2W., S.B.M.

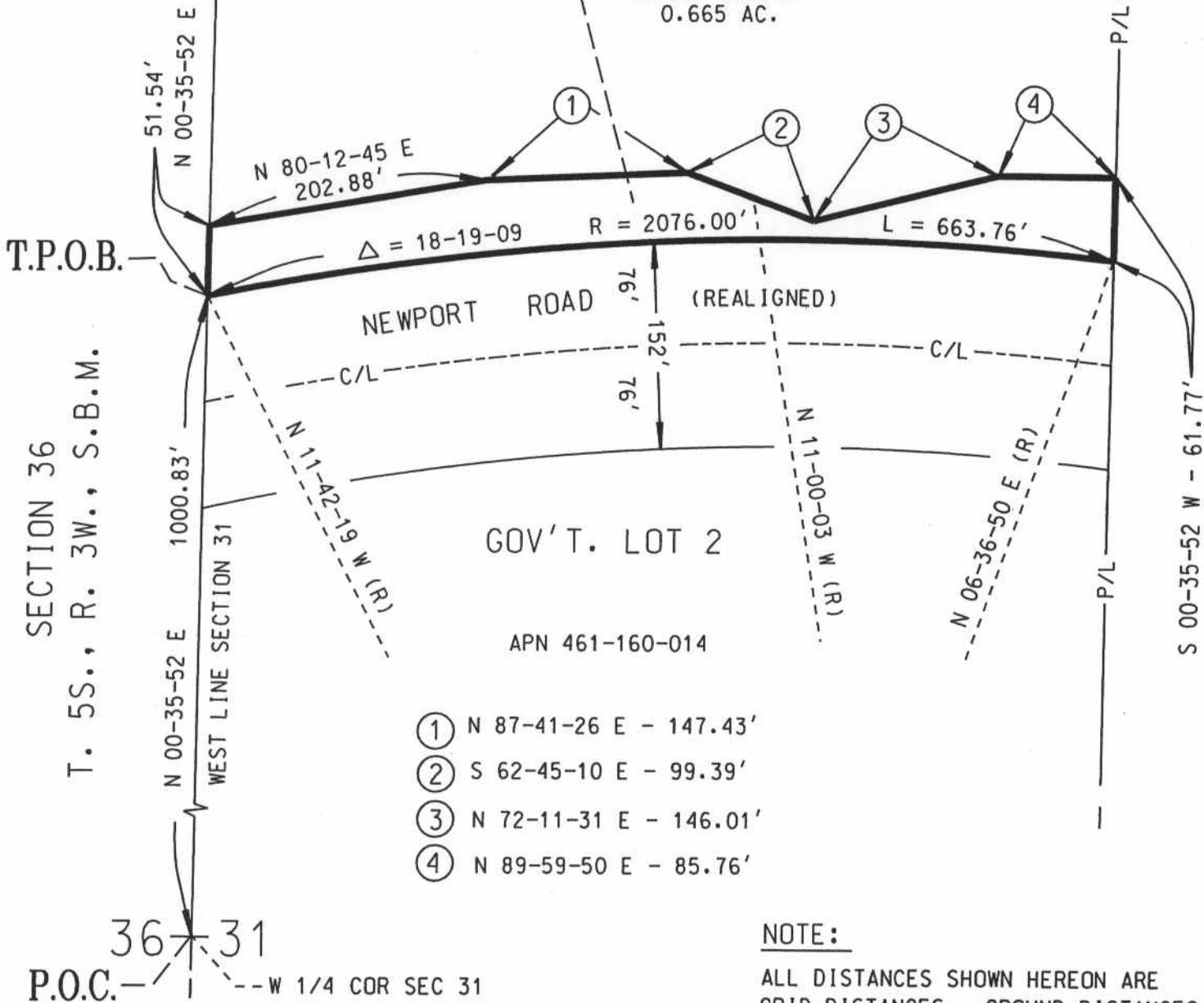
E. LINE OF W. 660'
OF GOV'T LOT 2

N.T.S.

APN 461-160-014

PARCEL
0785-004C

28,961 SQ.FT.
0.665 AC.



- ① N 87-41-26 E - 147.43'
- ② S 62-45-10 E - 99.39'
- ③ N 72-11-31 E - 146.01'
- ④ N 89-59-50 E - 85.76'

APPROVED BY: *[Signature]* DATE: 8-12-03

SHEET 1 OF 1 SHEET

EXHIBIT "A"
NEWPORT ROAD
PARCEL 0785-004D

AN EASEMENT FOR DRAINAGE EASEMENT PURPOSES LYING WITHIN THE WESTERLY 660 FEET OF GOVERNMENT LOT 2, IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID WESTERLY 660 FEET;

THENCE N 00°35'52" E ALONG THE EAST LINE OF SAID WESTERLY 660 FEET, A DISTANCE OF 823.20 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE N 78°43'25"W, A DISTANCE OF 216.94 FEET;

THENCE N 58°12'52"E, A DISTANCE OF 43.94 FEET;

THENCE S 78°43'25"E, A DISTANCE OF 179.18 FEET TO A POINT OF INTERSECTION WITH SAID EAST LINE OF THE WESTERLY 660 FEET OF GOVERNMENT LOT 2;

THENCE S 00°35'52"W, ALONG SAID EAST LINE, A DISTANCE OF 30.53 FEET TO THE **TRUE POINT OF BEGINNING**;

CONTAINING: 5,942 SQUARE FEET OR 0.136 ACRES, MORE OR LESS.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE GRID AND ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. TO OBTAIN GROUND DISTANCES, MULTIPLY DISTANCES SHOWN BY 1.000009270.

SEE EXHIBIT "B"

APPROVED BY: *Kenneth D. Teich*

DATE: 8-12-03



EXHIBIT "B"

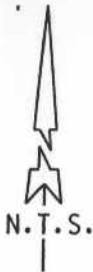
NW 1/4 SECTION 31

T. 5S., R. 2W., S.B.M.

APN 461-160-014

GOV'T. LOT 2

E. LINE OF W. 660'
OF GOV'T LOT 2



SECTION 36 T. 5S., R. 3W., S.B.M.

WEST LINE SECTION 31

NEWPORT ROAD (REALIGNED)

C/L

76'
152'
76'

N 58-12-52 E - 43.94'

S 78-43-25 E
179.18'

216.94'
N 78-43-25 W
T.P.O.B.

PARCEL
0785-004D

5.942 SQ.FT.
0.136 AC.

APN 461-160-014

SE COR. OF W'LY 660' OF
GOV'T. LOT 2

N 00-35-52 E
823.20'

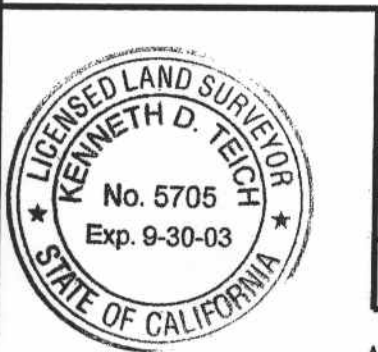
S 00-35-52 W - 30.53'

W 1/4 COR -
SEC 31

36 31

NOTE: P.O.C.

ALL DISTANCES SHOWN HEREON ARE
GRID DISTANCES. GROUND DISTANCES
MAY BE OBTAINED BY MULTIPLYING
GRID DISTANCES BY A COMBINATION
FACTOR OF 1.00009270.



COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.	PAR. NO.: 0785-004D
PROJECT: NEWPORT ROAD	PREPARED BY: DDD/DHD
THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.	SCALE: N.T.S.
	DATE: JULY, 2003
APPROVED BY: <i>[Signature]</i> DATE: 8-12-03	W.O. NO.: AB-0785
	SHEET 1 OF 1 SHEET

EXHIBIT "A"
NEWPORT ROAD
PARCEL 0785-004E

AN EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES LYING WITHIN THE WESTERLY 660 FEET OF GOVERNMENT LOT 2, IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 31;

THENCE N 00°35'52" E, ALONG THE WEST LINE OF SAID SECTION 31, A DISTANCE OF 1052.37 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING N 00°35'52" E ALONG SAID WEST LINE OF SECTION 31, A DISTANCE OF 40.48 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 2166.00 FEET AND AN INITIAL RADIAL BEARING OF N 11°11'11" W;

THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°32'58", AN ARC DISTANCE OF 663.44 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID WESTERLY 660 FEET OF GOVERNMENT LOT 2, A RADIAL BEARING TO SAID POINT BEARS N 06°21'47"E;

THENCE S 00°35'52" W, ALONG SAID EAST LINE, A DISTANCE OF 28.71 FEET;

THENCE S 89°59'50" W, A DISTANCE OF 85.76 FEET;

THENCE S 72°11'31" W, A DISTANCE OF 146.01 FEET;

THENCE N 62°45'10" W, A DISTANCE OF 99.39 FEET;

THENCE S 87°41'26" W, A DISTANCE OF 147.43 FEET;

THENCE S 80°12'45"W, A DISTANCE OF 202.88 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 30,763 SQUARE FEET OR 0.706 ACRES, MORE OR LESS.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE GRID AND ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. TO OBTAIN GROUND DISTANCES, MULTIPLY DISTANCES SHOWN BY 1.000009270.

SEE EXHIBIT "B"

APPROVED BY: *K. Teich*

DATE: 8-12-03



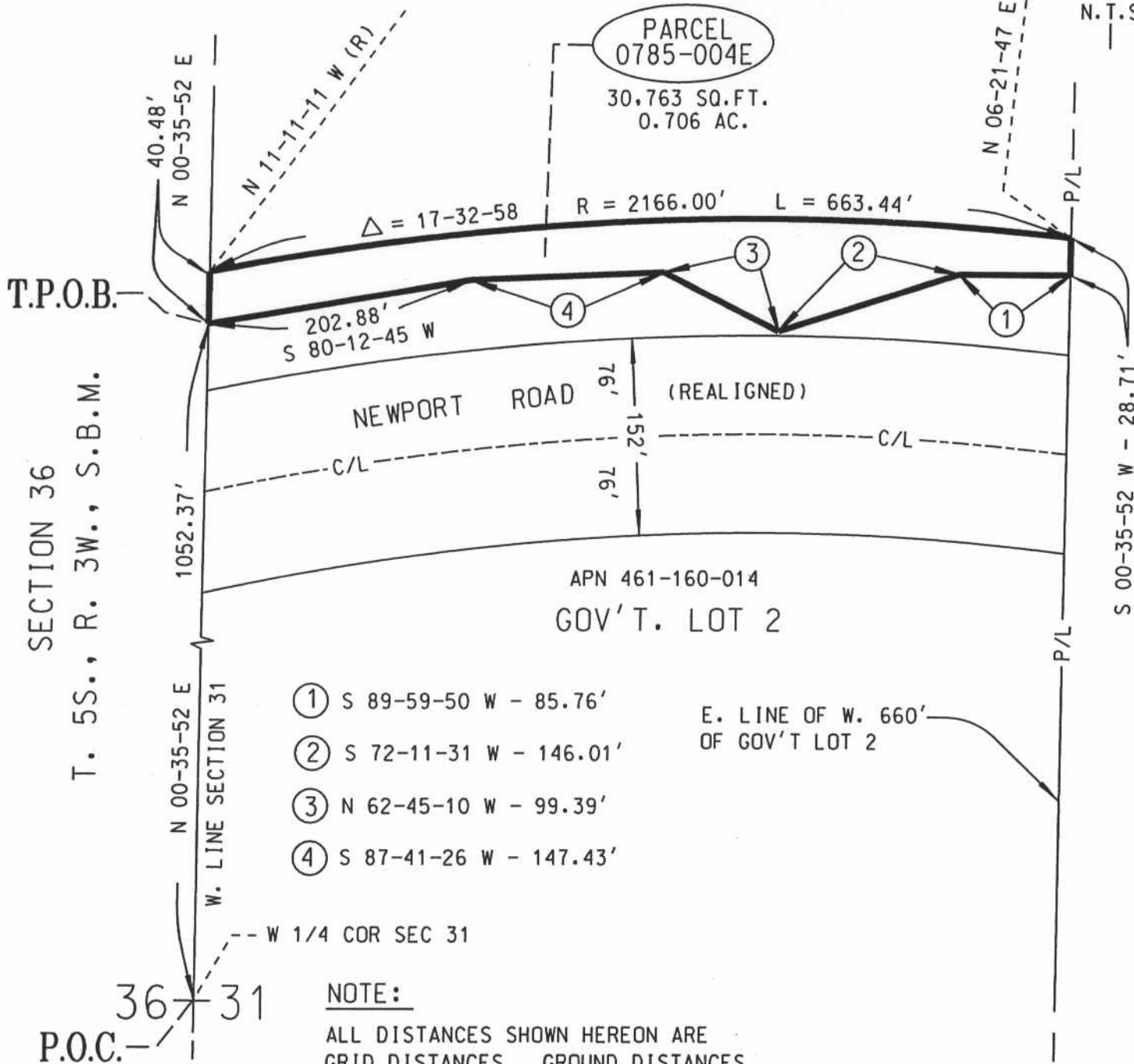
EXHIBIT "B"

NW 1/4 SECTION 31

T. 5S., R. 2W., S.B.M.

APN 461-160-014

N.T.S.



- ① S 89-59-50 W - 85.76'
- ② S 72-11-31 W - 146.01'
- ③ N 62-45-10 W - 99.39'
- ④ S 87-41-26 W - 147.43'

NOTE:

ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING GRID DISTANCES BY A COMBINATION FACTOR OF 1.00009270.



COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.	PAR. NO.: 0785-004E
PROJECT: NEWPORT ROAD	PREPARED BY: DDD/DHD
THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.	SCALE: N.T.S.
APPROVED BY: <i>Michael</i> DATE: 8-12-03	DATE: JULY, 2003
	W.O. NO.: A8-0785
	SHEET 1 OF 1 SHEET

EXHIBIT "A"
NEWPORT ROAD
PARCEL 0785-004F

AN EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES LYING WITHIN OF THE WESTERLY 660 FEET OF GOVERNMENT LOT 2, IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 31;

THENCE N 00°35'52" E, ALONG THE WEST LINE OF SAID SECTION 31, A DISTANCE OF 697.22 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING N 00°35'52" E ALONG SAID WEST LINE OF SECTION 31, A DISTANCE OF 12.83 FEET;

THENCE N 68°51'06" E, A DISTANCE OF 285.52 FEET;

THENCE N 80°09'10" E, A DISTANCE OF 138.08 FEET;

THENCE N 58°12'52" E, A DISTANCE OF 54.19 FEET;

THENCE S 78°43'25" E, A DISTANCE OF 216.94 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID WESTERLY 660 FEET OF GOVERNMENT LOT 2;

THENCE S 00°35'52" W, ALONG SAID EAST LINE, A DISTANCE OF 20.03 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1850.00 FEET AND AN INITIAL RADIAL BEARING OF N 07°21'07" E;

THENCE WESTERLY ALONG THE ARC OF SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 08°59'12", AN ARC DISTANCE OF 290.17 FEET;

THENCE S 72°06'01" W, A DISTANCE OF 390.47 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 16,739 SQUARE FEET OR 0.384 ACRES, MORE OR LESS.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE GRID AND ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. TO OBTAIN GROUND DISTANCES, MULTIPLY DISTANCES SHOWN BY 1.000009270.

SEE EXHIBIT "B"

APPROVED BY: *Kenneth D. Teich*

DATE: 8-12-03



EXHIBIT "B"

NW 1/4 SECTION 31

T. 5S., R. 2W., S.B.M.

E. LINE OF W. 660' OF GOV'T LOT 2
P/L

SECTION 36 T. 5S., R. 3W., S.B.M.



- ① N 00-35-52 E - 697.22'
- ② N 00-35-52 E - 12.83'
- ③ N 80-09-10 E - 138.08'
- ④ N 58-12-52 E - 54.19'
- ⑤ S 78-43-25 E - 216.94'

⊙ A Δ = 08-59-12
R = 1850.00'
L = 290.17'

GOV'T. LOT 2

WEST LINE SECTION 31

NEWPORT ROAD (REALIGNED)

C/L C/L

76'
152'
76'

N 68-51-06 E
285.52'

S 72-06-01 W
390.47'

N 01-38-05 W (R)

PARCEL
0785-004F

16,739 SQ.FT.
0.384 AC.

APN 461-160-014

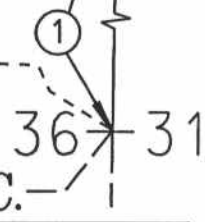
N 07-21-07 E (R)

S 00-35-52 W - 20.03'

P/L

T.P.O.B.

W 1/4 COR -
SEC 31



NOTE:

ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING GRID DISTANCES BY A COMBINATION FACTOR OF 1.00009270.



COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PROJECT: NEWPORT ROAD

THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.

APPROVED BY: *[Signature]* DATE: 8-12-03

PAR. NO.:	0785-004F
PREPARED BY:	DDD/DHD
SCALE:	N.T.S.
DATE:	JULY, 2003
W.O. NO.:	A8-0785
SHEET 1 OF 1 SHEET	